

# Distinctly Boerne!



## Boerne Master Plan (2018-2028)

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JOINT MEETING – OVERVIEW & PRIORITIZATION

# Halff Staff

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**Matt Bucchin, AICP, LEED-GA**  
Director of Planning



**Josh Donaldson, AICP**  
Planner / Landscape Designer



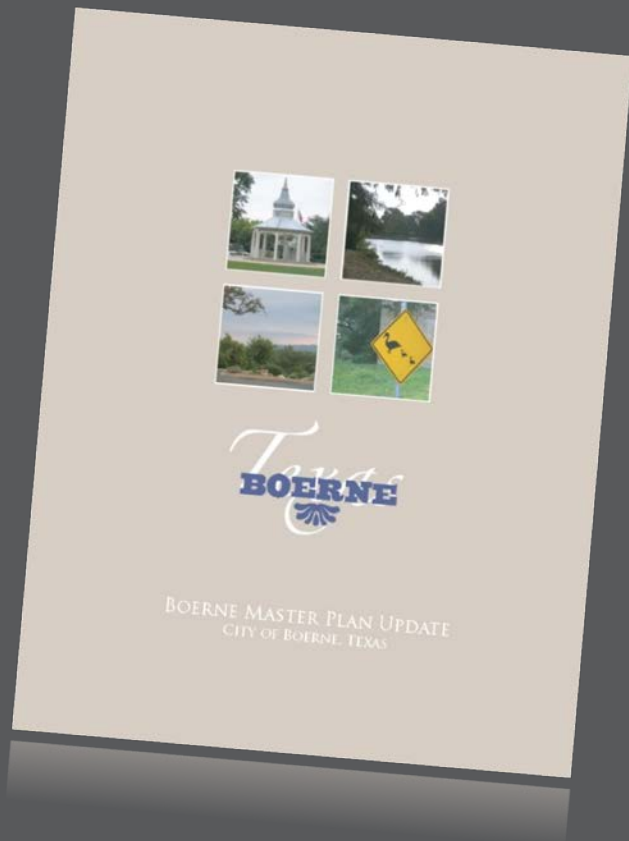
**Josh Logan, PE**  
Engineer

# Agenda

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- Comprehensive overview of draft plan as reviewed and revised by the MPAC
- Prioritization exercise of plan recommendations
- Next steps

# Scope of Services



- **Duration:**
  - Start: August 2017
  - Anticipated End: June 26, 2018
  
- **Scope:**
  - Comprehensive update to the City's existing 2006 Boerne Master Plan
  - Document will be prepared in two volumes:
    - lightly formatted Technical Plan
    - highly graphic Summary Plan

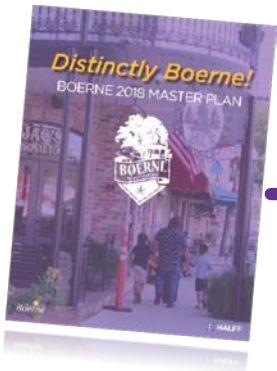
# Why Plan?

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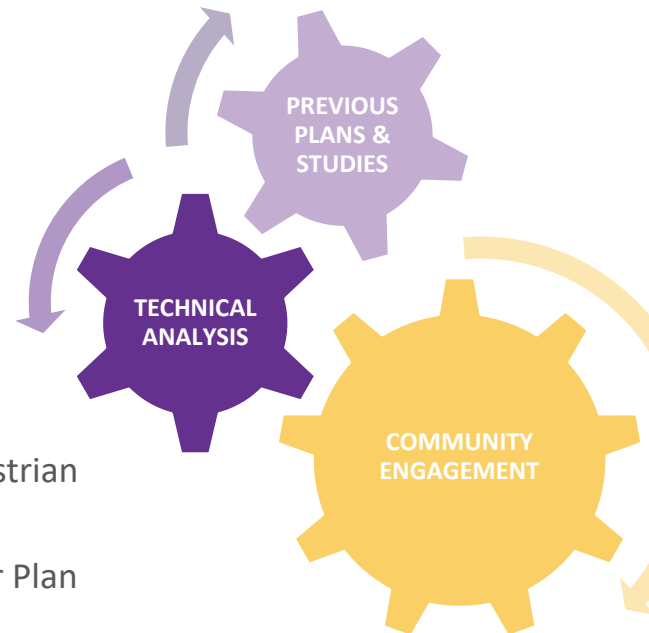
- Control your destiny
- Orderly growth and development
- Step back from day to day
- Identify factors shaping your community
- Build consensus and commitment
- Prepare for action

*“Planning is the triumph of logic over pure dumb luck”*

# 2018 Boerne Master Plan



- 2006 Boerne Master Plan
- 2006 Thoroughfare Master Plan
- 2007 Central Business District Master Plan
- 2007 US 87 Arterial Corridor Study
- 2008 RUDAT Study
- 2013 Upper Cibolo Creek Watershed Plan
- 2015 Main Street Study
- 2015 Water Resources Plan (supply study)
- 2016 Downtown Strategic Initiative
- 2016 Alamo Area MPO Regional Bicycle & Pedestrian Planning Study
- 2017 Parks, Recreation, and Open Space Master Plan
- 2018 Economic Development Work Plan
- 2018 Kendall Gateway Study



## WHAT IS THE PLAN INTENDED TO ACCOMPLISH?

- » IDENTIFY KEY CHALLENGES AND OPPORTUNITIES
- » STATE THE CITY'S GOALS AND OBJECTIVES
- » SUPPORT LONG-TERM DECISION-MAKING
- » SET POLICY FOR MANAGING DEVELOPMENT
- » PROVIDE A LEGAL BASIS FOR REGULATIONS
- » HELP TO BUILD CONSENSUS AND COMMITMENT
- » ESTABLISH IMPLEMENTATION STRATEGIES
- » STREAMLINE AND MAKE MORE READABLE
- » CREATE A BETTER PLACE TO LIVE, WORK, AND PLAY THAT IS UNIQUELY BOERNE!

## REPRESENTATIVE MEETINGS



11 MPAC Meetings



3 Open Houses



2 Joint Meetings

# Community Engagement

- Re-engagement kick-off activities (City driving tour, key person interviews, etc.)
- 13 Focus Group Meetings
- Numerous Technical Advisory Committee (TAC) Mtgs.
- 11 Master Plan Advisory Committee (MPAC) Mtgs.
  - » The MPAC was our sounding board throughout the process
- 3 Open House Public Workshops
- Online Survey
  - » Over 1,700 responses
- 2 Joint Mtgs. with the City Council, P&Z Commission, & MPAC
- P&Z Commission Public Hearing – June 4<sup>th</sup>
- City Council Public hearing /1<sup>st</sup> Reading – June 12<sup>th</sup>
- City Council 2<sup>nd</sup> Reading (consideration of adoption) – June 26<sup>th</sup>



# Plan Overview & Status

## ■ Technical Plan

- Ch. 1, *Introduction* – *Draft Complete*
- Ch. 2, *Existing Conditions* – *Draft Complete*
- Ch. 3, *Community Input* – *Draft Complete*
- Ch. 4, *Community Vision* – *Draft Complete*
- Ch. 5, *Future Directions* – *Draft Complete*
- Ch. 6, *Plan Implementation* – *Draft Complete*

(Minus Prioritization)

- **Summary Plan** – *Substantially Complete*





# Technical Plan – Example Spread

## FUTURE DIRECTIONS

buildings; major equipment; and, technology investments. While the City has an existing CIP, many cities consider updating the ranking and prioritization criteria based on new findings developed as part of their comprehensive plan. As such, the City should consider an update to the CIP to ensure that Boerne's future capital expenditures correspond to the goals and objectives of the new comprehensive plan.

**Action 1.1.4, Develop a policy that requires all departments to be open and transparent about their development related data.**

Both the City government and the development community are partners and play roles in creating new development/redevelopment opportunities in Boerne. Growth, in any form, cannot exist without this partnership. To help determine the viability of potential new development in the City, the development community needs to understand how and where it will tie into the City's infrastructure system (or whether tie in is even necessary). As such, the City should commit to being open and transparent about available infrastructure data and make that available on an interactive mapping website (see also Action 2.3.2).

**Action 1.1.5, Consider establishing a fiscal impact analysis tool used in the assessment of property annexation and planned unit development proposals.**

Today, understanding the long-term implications of annexation and growth is a growing concern, whether it is an expansion of City limits or the approval of a new planned unit development or other similar development approval. As such, many communities are developing standardized fiscal impact analysis tools to weigh the cost versus benefit of these types of actions (see Figure 5.3, *Example Fiscal Impact Analysis Tool*). The example at right, highlights one simple method by which potential expenditures versus revenues may be measured when considering annexation, or other development proposal (particularly when a full service annexation would obligate the extension of city services within a constrained time frame). Moving forward, the City should consider developing a fiscal impact tool.

Figure 5.3, Example Fiscal Impact Analysis Tool

Service	Input
<b>EXPENDITURES</b>	
<b>Public Safety</b>	
Estimated # Calls Per Service	Total Number
Cost Per Hour	Dollars
Average Time Per Call (State or Local Average)	Hours (1.0)
1st Year Cost of Service	Number x Dollars x Hours
<b>Public Works</b>	
<b>Streets</b>	
Miles Per Street	Total Number Within and Directly Accessed to 1st Stop Sign or Traffic Signal
Cost For Routine Maintenance	Average Cost To City Per Lane Mile
1st Year Cost of Service	Miles x Cost Per Lane Mile
<b>Water</b>	
Add formula if all costs are not offset by impact fees, and monthly service fees.	
<b>Waste water</b>	
Add formula if all costs are not offset by impact fees, and monthly service fees.	
<b>Electricity</b>	
Add formula if all costs are not offset by impact fees, and monthly service fees.	
<b>Solid Waste</b>	
Add formula if all costs are not offset by monthly service fees.	
<b>Estimated O&amp;M Costs:</b>	
<b>REVENUES</b>	
<b>Property Tax Revenues</b>	
(Year) Assessed Valuation	Less Exemptions
Assessed Value of Non-Agriculture	Percentage of Overall Assessed Valuation (Less Exemptions)
Tax Benefit of Non-Agriculture	Estimated Tax Revenue (As percent of Assessed Valuation)
O&M Budget: Estimated Fiscal Impact in 1st Year	Percentage of Tax Benefit (Split with Debt Service)
Debt Service: Estimated Fiscal Impact in 1st Year	Percentage of Tax Benefit (Split with O&M Budget)
<b>Net Fiscal Impact on O&amp;M Budget (1st Year)</b>	<b>Estimated O&amp;M Revenues - Estimated O&amp;M Costs</b>

Source: Halff Associates

## FUTURE DIRECTIONS

**Objective 1.2: Continue to pursue drainage improvements to reduce future flood events and impacts to life and property.**

**Action 1.2.1, Coordinate with the San Antonio River Authority (SARA) on mutually beneficial projects in the Cibolo Creek Watershed.**

The San Antonio River Authority (SARA) is a special purpose political subdivision of the state established to develop and conserve water resources of Bexar, Wilson, Karnes, and Goliad Counties. At any given time, SARA is undertaking studies and projects in this watershed (e.g., a current on-going Risk MAP assessment). Since Cibolo Creek is such an important natural resource for Boerne, particularly since it flows directly through downtown, the City should prioritize collaboration with SARA regarding mutually beneficial projects.

**Action 1.2.2, Evaluate potential modifications to the City's drainage criteria manual and regulations stemming from recent changes to the frequency of rainfall depths.**

Like many places in Texas, recent changes in the National Oceanic and Atmospheric Administration

(NOAA) precipitation frequency estimates (in their Atlas 14 update) will have far-reaching implications for new development/redevelopment throughout the state. In Boerne, it will have an effect of increasing the 100-year floodplain to somewhere closer to what is now the 250- to 300-year floodplain. As such, the City should proactively evaluate its drainage criteria manual and regulations to ensure that new development/redevelopment built in the near-term does not transition into the floodplain in the longer-term, thereby causing an increase in that development's perpetual insurance rates.

**Action 1.2.3, Develop a comprehensive drainage master plan for Boerne.**

A comprehensive study should address flooding and evaluate drainage issues on a citywide basis and develop an approach to prioritize and address these problems. The study should evaluate existing stormwater infrastructure and identify capital improvement projects to address drainage and flooding problems.



Currently, Boerne has a number of high quality amenities and infrastructure located within the City's natural drainageways. As the City continues to grow, it will need to take a proactive stance in protecting these critical resources for the future.

# Summary Plan – Example Spread



## ENGAGEMENT METHODS

A variety of different engagement methods were used to gain a well-rounded understanding of the public's thoughts and ideas. Through the use of a variety of engagement strategies, different user types were provided a chance to voice their thoughts. The public engagement component of this Plan included:

- Re-engagement kick-off activities (City driving tour, key person interviews, etc.)
- 13 focus group meetings
- Numerous Technical Advisory Committee (TAC) meetings
- 11 Master Plan Advisory Committee (MPAC) Meetings
- 3 open house public workshops
- Online survey (with over 1,100 responses)
- 2 joint meetings with the City Council, Planning & Zoning Commission, & the MPAC
- P&Z Commission Public Hearing
- City Council Meetings

In addition, the community engagement program included outreach and participation from a representative variety of interested parties including representatives from the Greater Boerne Chamber of Commerce; Boerne Kendall County Economic Development Corporation (EDC); Boerne Independent School District; Cibolo Nature Center and Farm; Patrick Heath Public Library; the Historic Landmark Commission; local churches and business owners; builders and developers; concerned residents; and City Administration and staff.

Highlights from the engagement process are presented on the following page.

## Key Response Highlights

- Concern about increasing traffic and congestion;
- Concern about rate of growth;
- Concern about adequate water;
- Concern about lack of implementation of past planning efforts;
- Need to proactively plan for future development (e.g., planning necessary infrastructure);
- Need for revitalizing North Main Street;
- Need for a truck route;
- Need for diversified housing types and costs;
- Need for additional youth activities;
- Need for a detailed economic strategy for the City;
- Desire for improved development review process;
- Desire for greater government transparency and communication strategy;
- Desire to update zoning and land development codes to protect and enhance local character;
- Desire to direct through traffic around Downtown Boerne;
- Desire to honor the story, legacy, name, heritage, and individuality of Boerne;
- Desire for a more vibrant Downtown with nightlife, diversified shopping, and improved parking options;
- Desire for improved walkability;
- Desire to preserve key natural assets;
- Desire for the City to acquire Main Street from TxDOT;
- Desire for Boerne to stay a small town;
- Desire to balance development with quality of life;
- Desire for a diversified tax base;
- Desire for a multigenerational community;
- Interest in low impact development strategies; and
- City's greatest assets: Main Street, River Road Park, connected outdoor space, small-town living, excellent school district.

**50+**  
ATTENDEES FOR  
KICK-OFF ACTIVITIES

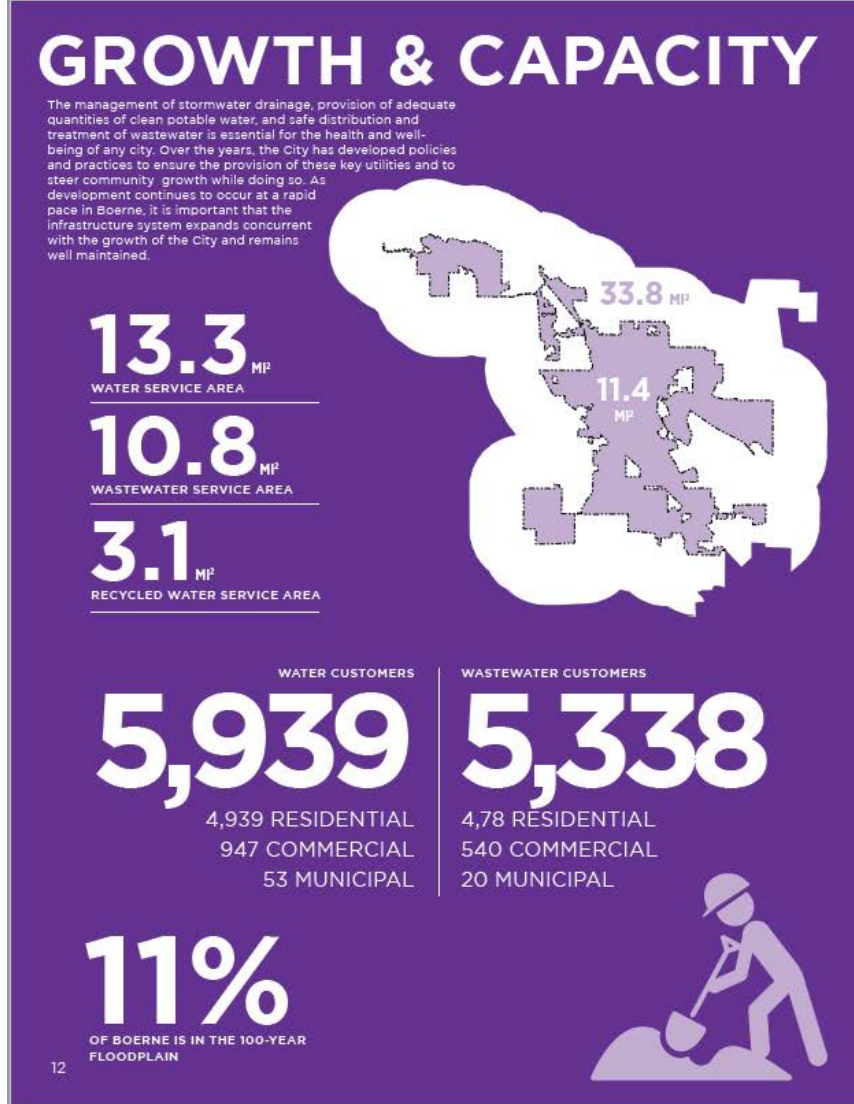
**37**  
ADVISORY COMMITTEE  
MEMBERS

**1,720**  
ONLINE PUBLIC  
SURVEY RESPONSES

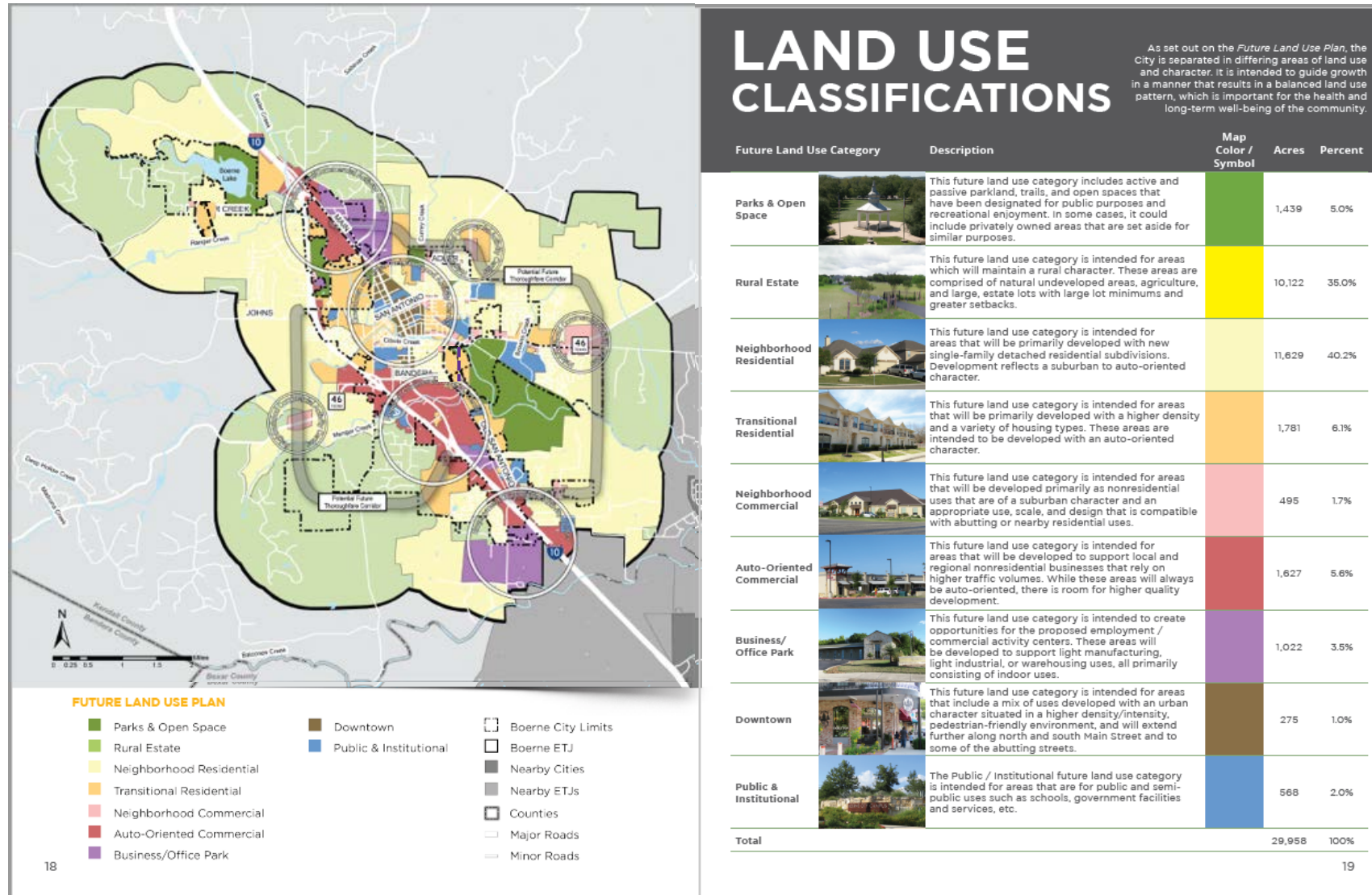
**73**  
PUBLIC OPEN  
HOUSE ATTENDEES



# Summary Plan – Example Spread




# Summary Plan – Example Spread





# Summary Plan – Example Spread



## RECOMMENDED MOBILITY ACTIONS

**GOAL 3: Proactively plan for a multimodal transportation system to reduce congestion, accommodate anticipated travel demand, and provide quality of life amenities.**

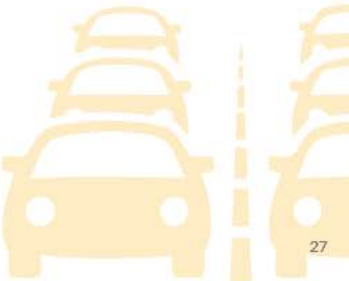
**Objective 3.1: Partner with federal, state, county, and other local partners to enhance regional mobility options in the Boerne area.**

- REC: Prepare a near-term update to the City's Thoroughfare Master Plan (needs to reflect results of Kendall Gateway Study).
- REC: Actively participate in regional transportation planning efforts to promote funding and infrastructure improvements which benefit Boerne.
- REC: Continue to work in partnership with TxDOT, Kendall County, and other area partners to implement the applicable recommendations from the Kendall Gateway Study.
- REC: Consider acquiring the rights-of-way of Main Street from TxDOT.

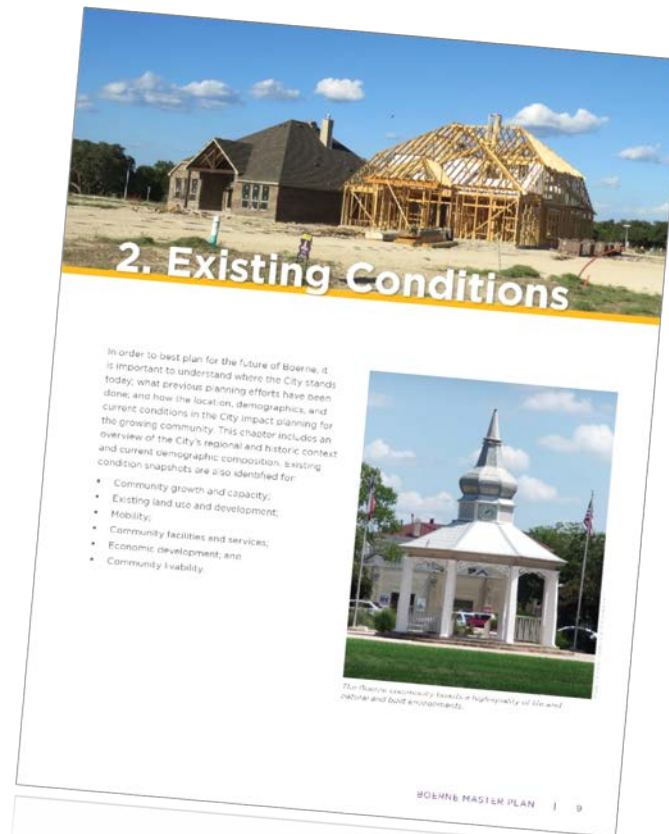
**Objective 3.2: Increase the multi-modal transportation options with Boerne.**

- REC: Consider available opportunities to establish new truck route ordinance to reroute truck traffic away from Main Street.
- REC: Support longer-term efforts to establish a transit station in Boerne by 2032.
- REC: Consider the adoption of a Complete Streets policy to promote safer mobility for all users.
- REC: Consider the adoption of a Complete Streets policy to promote safer mobility for all users.
- REC: Fund and establish the high priority on-street bicycle lane projects as set out in the Boerne Pedestrian & Bicycle Recommendations Study (AAMPO) (e.g., East Blanco Road/West San Antonio Ave.; Herff Road from Oak Park Drive to Old San Antonio Road; West Highland Drive; South Plant Street; and the secondary streets of Turner Avenue, West Hosack, Live Oak Street, and Rosewood Avenue).

- REC: Fund and establish the high priority pedestrian sidewalk projects as set out in the Boerne Pedestrian & Bicycle Recommendations Study (AAMPO) (e.g., West San Antonio Avenue to Lattimore Boulevard; Rosewood Avenue to downtown Boerne; North right-of-way of River Road; East Bandera Road; Schweppe Street; Herff Road to Old San Antonio Road; West Bandera Road from I-10 frontage road to past Norris Lane).
- REC: Fund and establish recommended pedestrian crosswalks with median refuges at two to three additional locations on Main Street).
- REC: Fund and establish recommended improvements to key intersections to improve the safety of pedestrian crossings (e.g., Herff Road/Esser Avenue/River Road; Bandera/Main Street, and the South Main Street/Crosspoint intersections).
- REC: Fund and establish recommended shared use path improvements to improve pedestrian and bicycle connections throughout the City (e.g., along Esser and Johns Road, Champion Boulevard, and a connection between Johns Road and North Main Street).
- REC: Consider partnering with the Alamo Area MPO and other jurisdictions to create consistent bicycle and pedestrian educational and promotional materials beneficial to the Boerne community.
- REC: Expand efforts to increase enforcement actions related to bicycle and pedestrian safety in Boerne.



# Phase 1 – Context & Input



# Stakeholder Meeting & Key Person Interview Highlights

- Concern about increasing traffic and congestion
- Concern about speed of growth
- Concern about adequate water
- Concern about lack of implementation in the past
- Need to proactively plan for future development (e.g., planning necessary infrastructure)
- Need for revitalizing North Main Street
- Need for a truck route
- Need for diversified housing types and costs
- Need for additional youth activities
- Need for a detailed economic strategy for the City
- Desire for improved development review process
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- Interest in low impact development strategies
- City's greatest assets: Main Street, River Road park, connected outdoor space, small-town living, excellent school district



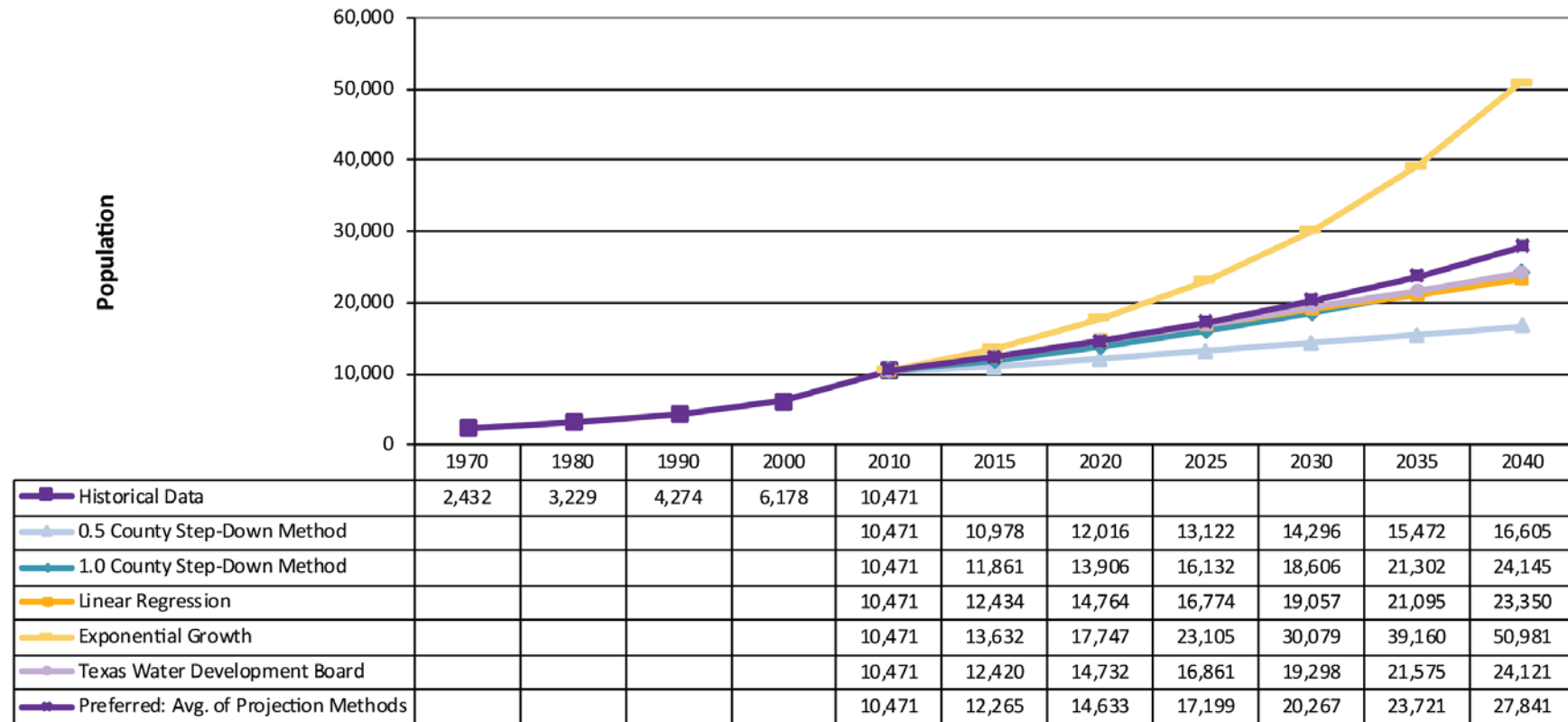
# Phase 2 – Visioning, Recommendations & Moving Forward



## 2040 Projected Population

For the purposes of planning for the future, an anticipated 2040 population of 27,841 people will be used.

# Population Projections



## **Boerne – As Unique As Our Name!**

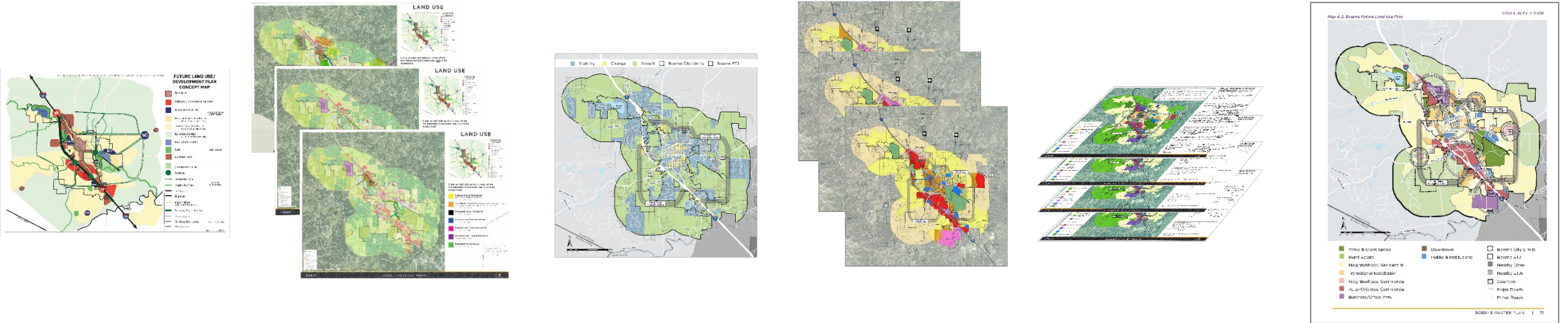
**The distinctive character of Boerne is embodied in a unique blend of historic Hill Country character and small-town charm, our warm and welcoming people, and our vibrant and tourist-friendly downtown.**

- **We understand the importance of embracing our German heritage and culture because it makes Boerne a special place to live and play, raise a family, work, visit, and retire.**
- **We recognize that high quality education and diversity in housing and employment opportunities will allow today's residents and future generations to live our "Texas Hill Country" experience throughout their lifetime.**
- **We value building a community as unique as our name through open and transparent government, balanced and sustainable growth, protection of our natural resources, diversification of housing and jobs, and a continued promotion of our distinguishing sense of place.**

**Our vision and values are timeless even as land use and growth policies may change. Our City goals and actions reflect practical application of these values and aspirations.**



# Development of the FLU



ORIGINAL FLU

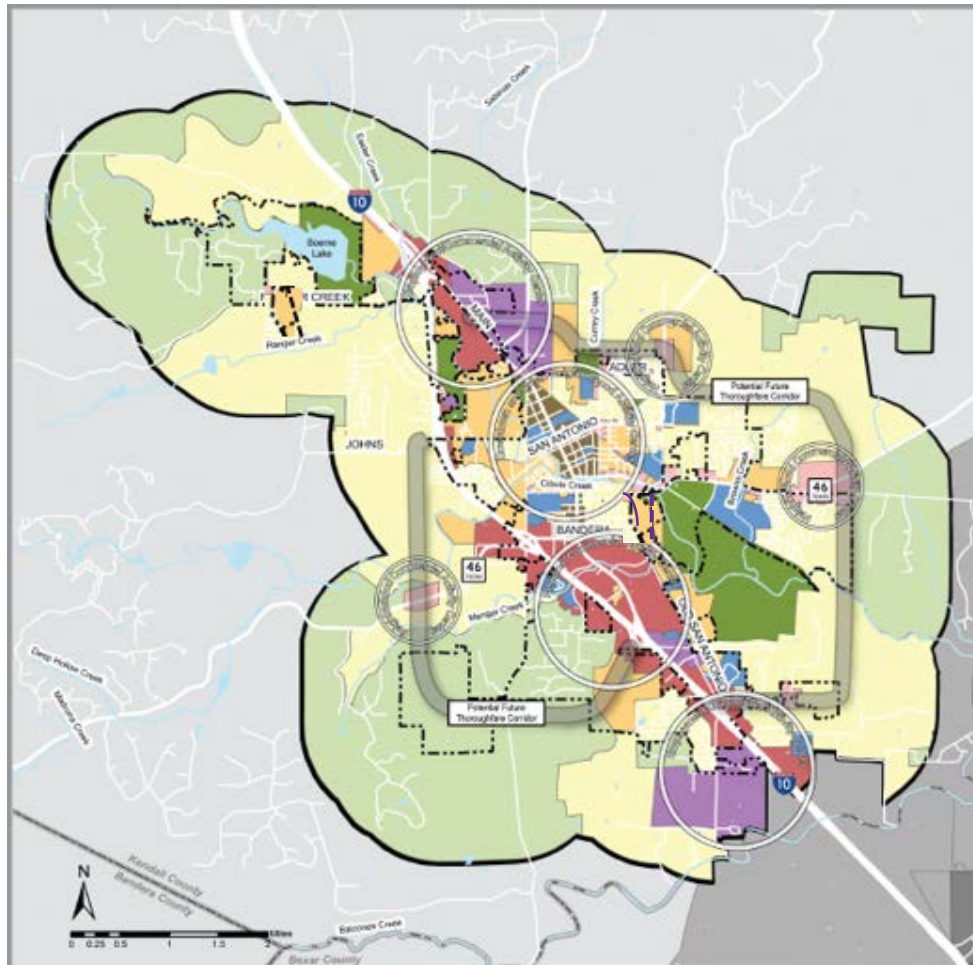
MPAC &  
COMMUNITY  
INPUT

TECHNICAL  
ANALYSIS

ALTERNATE  
SCENARIOS /  
MPAC INPUT

JOINT MEETING  
INPUT

REVISED FLU



**FUTURE LAND USE PLAN**

- Parks & Open Space
- Rural Estate
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- Auto-Oriented Commercial
- Business/Office Park
- Downtown
- Public & Institutional
- Boerne City Limits
- Boerne ETJ
- Nearby Cities
- Nearby ETJs
- Counties
- Major Roads
- Minor Roads

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## LAND USE CLASSIFICATIONS

As set out on the *Future Land Use Plan*, the City is separated in differing areas of land use and character. It is intended to guide growth in a manner that results in a balanced land use pattern, which is important for the health and long-term well-being of the community.

Future Land Use Category	Description	Map Color / Symbol	Acres	Percent
Parks & Open Space	This future land use category includes active and passive parkland, trails, and open spaces that have been designated for public purposes and recreational enjoyment. In some cases, it could include privately owned areas that are set aside for similar purposes.		1,439	5.0%
Rural Estate	This future land use category is intended for areas which will maintain a rural character. These areas are comprised of natural undeveloped areas, agriculture, and large, estate lots with large lot minimums and greater setbacks.		10,122	35.0%
Neighborhood Residential	This future land use category is intended for areas that will be primarily developed with new single-family detached residential subdivisions. Development reflects a suburban to auto-oriented character.		11,629	40.2%
Transitional Residential	This future land use category is intended for areas that will be primarily developed with a higher density and a variety of housing types. These areas are intended to be developed with an auto-oriented character.		1,781	6.1%
Neighborhood Commercial	This future land use category is intended for areas that will be developed primarily as nonresidential uses that are of a suburban character and an appropriate use, scale, and design that is compatible with abutting or nearby residential uses.		495	1.7%
Auto-Oriented Commercial	This future land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes. While these areas will always be auto-oriented, there is room for higher quality development.		1,627	5.6%
Business/Office Park	This future land use category is intended to create opportunities for the proposed employment / commercial activity centers. These areas will be developed to support light manufacturing, light industrial, or warehousing uses, all primarily consisting of indoor uses.		1,022	3.5%
Downtown	This future land use category is intended for areas that include a mix of uses developed with an urban character situated in a higher density/intensity, pedestrian-friendly environment, and will extend further along north and south Main Street and to some of the abutting streets.		275	1.0%
Public & Institutional	The Public / Institutional future land use category is intended for areas that are for public and semi-public uses such as schools, government facilities and services, etc.		568	2.0%
<b>Total</b>			<b>29,958</b>	<b>100%</b>

19

# Implementation Framework



- 6 goals (one per plan element)
- 19 objectives
- 119 actions
- 33 guiding principles
- Recommendation to establish implementation benchmarks

**COMMUNITY VISION**

**Goals and Guiding Principles**

Goals and guiding principles can also be an important component of decision-making, particularly as part of post-adoption implementation. As set out below, there are six goals and associated guiding principles which frame recommendations identified in Chapter 5, *Future Directions*.

**GOAL 1 - GROWTH & CAPACITY**

Accommodate anticipated community growth through smart growth principles and strategic investments in utilities while protecting the natural resources and small-town feel of Boerne.

**Guiding Principles**

- Promote growth that is balanced and diversified to create a sustainable and resilient economy.
- Consider the fiscal and social implications of annexation (or non-annexation) to understand its impacts on City capital investments, staffing, operations, maintenance, and debt.
- Ensure that there is a well-planned and fiscally sustainable public utility infrastructure (e.g., drainage, water, and wastewater) to support community growth objectives.
- Proactively plan for the upgrade or expansion of infrastructure to create opportunities for growth in areas that have the potential for infill, revitalization, or redevelopment.
- Protect integrity of, and public access to, Boerne Lake; Cibolo, Menger, and Curry Creeks; and all public parks and green spaces.

**GOAL 2 - LAND USE & DEVELOPMENT**

Diversify housing and employment opportunities through a focus on the character and quality of development and redevelopment around Boerne.

**Guiding Principles**

- Guide the types, patterns, and designs of different land uses using the Future Land Use Plan, zoning map, and associated development regulations.
- Promote changes in the built environment which embody real placemaking reflective of Boerne and the Hill Country character.
- Evaluate improved development regulations to create environmentally-friendly and high quality spaces that reflect Boerne's community pride, history, and Hill Country character.
- Promote public and/or private investment in downtown Boerne that maintains or creates an urban, walkable, mixed-use environment in a manner that enhances and grows this unique sense of place.
- Encourage new development and redevelopment where adequate public services and utilities are already in place and have adequate capacity.
- Foster the development of new neighborhoods comprised of diverse and quality housing options (i.e., a range of price, size, and design preferences) to meet the needs of a growing workforce and multigenerational life-cycle community.

**GOAL 3 - MOBILITY**

Proactively plan for a multimodal transportation system to reduce congestion, accommodate anticipated travel demand, and provide quality of life amenities.

**Guiding Principles**

- Create a mobility network of interconnected activity centers, corridors, and neighborhoods through a well-connected street layout that provides multiple route options to external destinations. This includes protection and development of future rights-of-way designated on the City's Thoroughfare Plan.
- Adhere to "Complete Streets" principles, meaning new street or redevelopment provides for pedestrian, bicycle, and vehicular options for all users.
- Reduce truck traffic through downtown and encourage alternative routes outside of established neighborhoods.
- Develop and utilize street cross-sections using context sensitive design reflective of the character of the adjacent land uses.
- Consider changing needs for on- and off-street parking requirements in context of fiscal and economic sustainability.

**COMMUNITY VISION**

**GOAL 4 - COMMUNITY FACILITIES & SERVICES**

Provide high quality facilities and services which create a healthy, safe, and well-educated community and incorporate the residents in decision-making processes.

**Guiding Principles**

- Continue to maintain and improve the City's facilities as appropriate.
- Consider locating new publicly-accessible facilities in areas that contribute to Boerne's character and sense of community. This should include giving new community facilities accessible and prominent sites.
- Continue proactive and effective public safety services to ensure the public health, safety, and welfare.
- Consider increased collaboration with area school districts as a means to support locating new schools as the center of neighborhoods within safe and easy walking distance from the areas they are intended to serve.
- Consider public facilities as economic development investments for the future. New public facilities should set the bar for what quality, durable development should look like within the City and should include an evaluation of both first and long-term costs to the City.

**GOAL 5 - ECONOMIC DEVELOPMENT**

Foster a thriving economy through business attraction, employment diversification, and destination amenities.

**Guiding Principles**

- Encourage commercial redevelopment opportunities consistent with Land Use and Community Livability policies.
- Continue to promote Boerne as an excellent and convenient place to locate a business.
- Continue to support existing business development opportunities and initiatives.
- Continue to promote economic development opportunities both within downtown and along the City's arterial corridors and activity centers. This includes strengthening and diversifying downtown's economic base on equal footing as efforts along the City's arterial corridors.
- Ensure that the City is a well-governed, transparent, and ethical organization that provides excellent customer service.

**GOAL 6 - COMMUNITY LIVABILITY**

Maintain Boerne's unique character through celebration of Boerne's culture, placemaking initiatives, vibrant community interaction, and a diversified event calendar.

**Guiding Principles**

- Prioritize revitalization and enhancement of downtown to create a historical, cultural, and governmental heart of Boerne.
- Protect and/or enhance areas and buildings of historic value in accordance with historic preservation guidelines and appropriate development standards.
- Continue to promote multigenerational events which encourage social interaction and cohesion.
- Encourage and incentivize vertical development in the downtown comprised of retail, restaurants, and other commercial activity.
- Encourage and incentivize new development and redevelopment that includes a mix of uses and live, work, play environment.
- Consider changing needs for on- and off-street parking requirements in context of fiscal and economic sustainability.
- Prioritize the development of sustainable recreational facilities to meet the needs of all users.

HALFF

BOERNE MASTER PLAN UPDATE

City of Boerne



# Element 1 – Growth & Capacity

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**Goal 1: Accommodate anticipated community growth through smart growth principles and strategic investments in utilities while protecting the natural resources and small-town character of Boerne.**

- **Objective 1.1: Proactively pursue a smart growth and annexation strategy to facilitate measured and sustainable growth over the long-term.**
- **Objective 1.2: Continue to pursue drainage improvements to reduce future flood events and impacts to life and property.**
- **Objective 1.3: Continue to pursue water and wastewater improvements to ensure an efficient and sustainable infrastructure system for the future.**
- **Objective 1.4: Evaluate opportunities to increase the protection of Boerne's sensitive natural resources.**



# Element 1 – Growth & Capacity

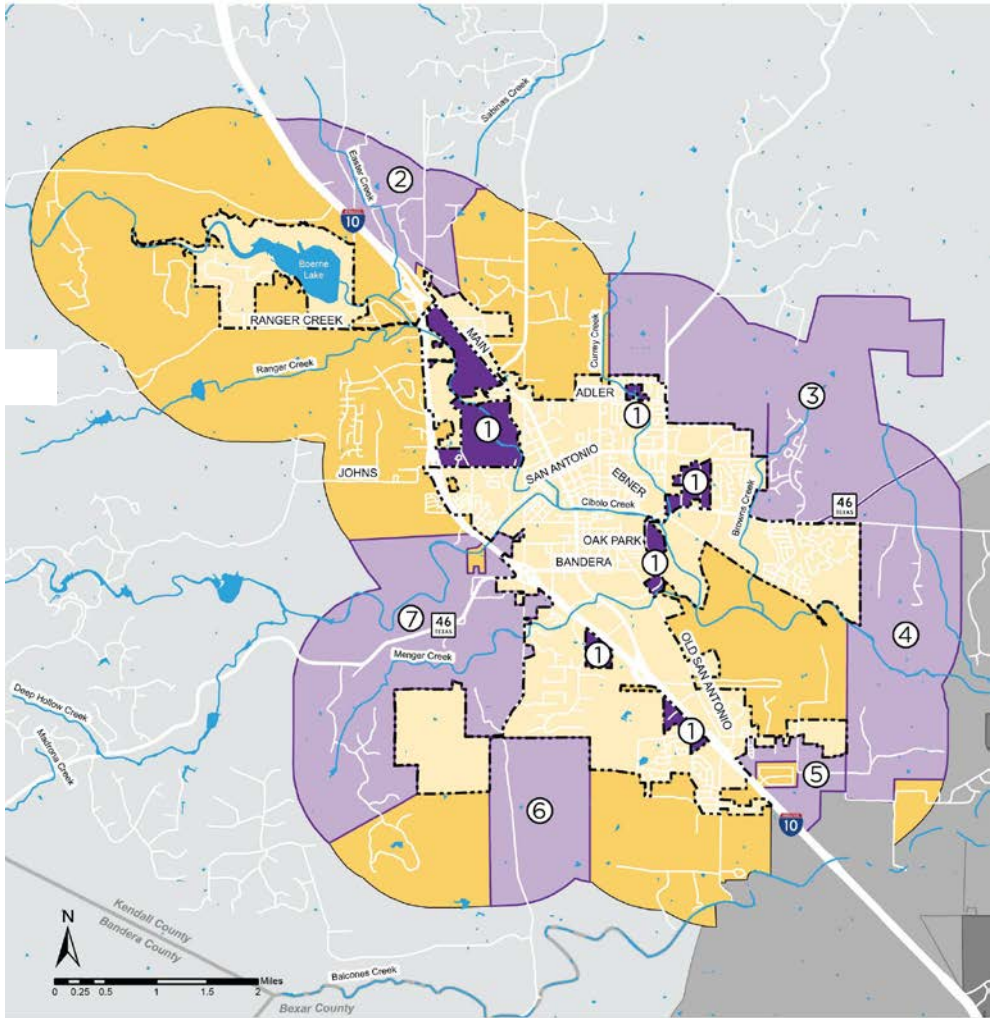
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## Example Actions

- Evaluate opportunities for potential strategic annexation as part of the City's growth and annexation program.
- Re-evaluate the City's Capital Improvement Program (CIP) and update it to incorporate consistency findings related to the Comprehensive Plan.
- Develop a policy that requires all departments to be open and transparent about their development related data.
- Consider establishing a fiscal impact analysis tool used in the assessment of property annexation and planned unit development proposals.
- Evaluate potential modifications to the City's drainage criteria manual and regulations stemming from recent changes to the frequency of rainfall depths.
- Develop a comprehensive drainage master plan for Boerne.
- Develop a comprehensive water / wastewater master plan to help identify long-term water and wastewater infrastructure needs.
- Continue to identify opportunities to extend the reclaimed water supply being supplied to new private development.
- Promote green building and low impact development practices as part of new public and private development.

# Growth Strategy

Potential Growth Area	Remedies Infill Islands	Control Gateway / Entrance to City Quality	Control Growth Patterns & Quality of Development	Control Utility Rights	Protect Potential Future Revenue Generation
Area 1	✓	✓ (in some cases)	✓	✓	✓
Area 2		✓	✓	✓	✓
Area 3		✓		✓	✓
Area 4		✓	✓	✓	✓
Area 5		✓	✓	✓	✓
Area 6			✓	✓	
Area 7		✓	✓	✓	✓



- Boerne City Limits
 Boerne ETJ
 Nearby Cities
 Nearby ETJs
 Major Roads
 Minor Roads

Counties
 Creeks
 Water Bodies

Primary Potential Growth Area
 Secondary Potential Growth Area

## Element 2 – Land Use & Development

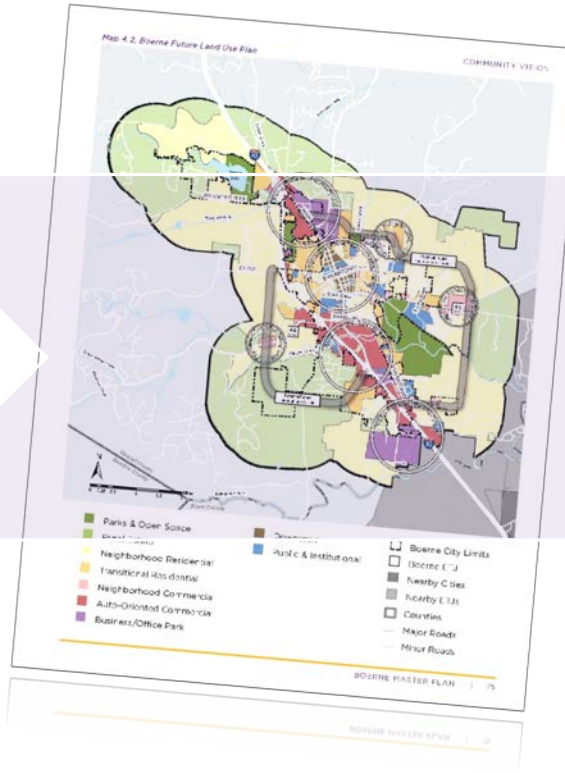
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**Goal 2: Diversify housing and employment opportunities through a focus on the character and quality of development and redevelopment around the community.**

- **Objective 2.1: Evaluate opportunities to strengthen provisions to ensure quality development outcomes in Boerne.**
- **Objective 2.2: Utilize the Boerne Future Land Use Plan in conjunction with the rezoning process to create differing areas of character within the City.**
- **Objective 2.3: Evaluate opportunities to improve the development process to foster a mutually-beneficial partnership with the development community.**
- **Objective 2.4: Prioritize the revitalization and enhancement of downtown Boerne to further strengthen it as the historical, cultural, and governmental heart of Boerne.**

# Future Land Use

- Intent & Character
- Appropriate Land Use Types
- Compatible Zoning Districts
- Moving Forward



EXISTING MATURE HOUSING STOCK



DUPLEX / TOWNHOUSE



APARTMENT

## TRANSITIONAL RESIDENTIAL

### Intent & Character

The Transitional Residential future land use category is intended for areas that will be primarily developed with a higher density and with different housing types than which is allowed in Neighborhood Residential. These areas are intended to be developed with an auto-oriented character, meaning that streets, driveways, parking lots, and garages are the dominant view. In general, these areas are intended to provide a transition between lower density Neighborhood Residential and more intensive nonresidential uses.

### Appropriate Land Use Types (permitted, limited, or restricted)

The appropriate primary uses allowed in areas designated as transitional residential include parks and recreation, personal care homes, safety services, single-family attached residential (including modular housing), multi-family, and schools. Appropriate secondary uses include such things as accessory dwelling units, assembly uses, bed and breakfast lodging, community and group homes, government facilities, home professions, local utility services, and single-family detached residential (including garden homes).

### Compatible Zoning Districts

The following existing districts may be compatible with the transitional residential future land use category (zoning district modifications may be needed to achieve the envisioned character):

- R-2, R-3, R-D, and R-4\*

### Moving Forward

- Appropriate residential dwelling types could include duplex lots, attached lots, and multi-dwelling lots provided that the performance standards achieve the envisioned character of the area (i.e., as lot size goes down, open space goes up).
- Existing single-family detached residential should be allowed to remain and/or be replaced.
- "It may be appropriate to allow small amounts of new single-family detached products (e.g., standard lots, neighborhood lots, and small lots) and neighborhood commercial as part of a master planned community development.
- New neighborhoods should be designed in a manner that buffers lower density uses from more intense uses and should be required to have at least two points of access to a collector roadway or greater in functional classification.

# Element 2 – Land Use & Development

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## Example Actions

- Consider the establishment of an architectural review committee (ARC).
- Undertake a comprehensive analysis of the City's zoning, subdivision, and other zoning regulations, and consider opportunities for improvements.
- Consider a comprehensive update to the City's zoning, subdivision, and other development regulations to implement the recommendations identified in the Boerne Master Plan and improve the quality and character of the built environment.
- Review and amend the zoning and subdivision regulations to allow a greater mix of housing types in each neighborhood.
- Proactively evaluate opportunities to expand the unique urban character of downtown to adjacent areas designated on the Boerne Future Land Use Plan.
- Consider developing character and context-sensitive street cross-sections as part of the next update to the City's Thoroughfare Master Plan.
- Evaluate additional opportunities to implement the Cibolo Creek Catalytic Site in downtown Boerne.
- Establish a consistent process for codifying adopted City ordinances.
- Continue to identify opportunities to add urban-character residential units in downtown and the surrounding area to create an increased nighttime and weekend market demand.



## Element 3 – Mobility

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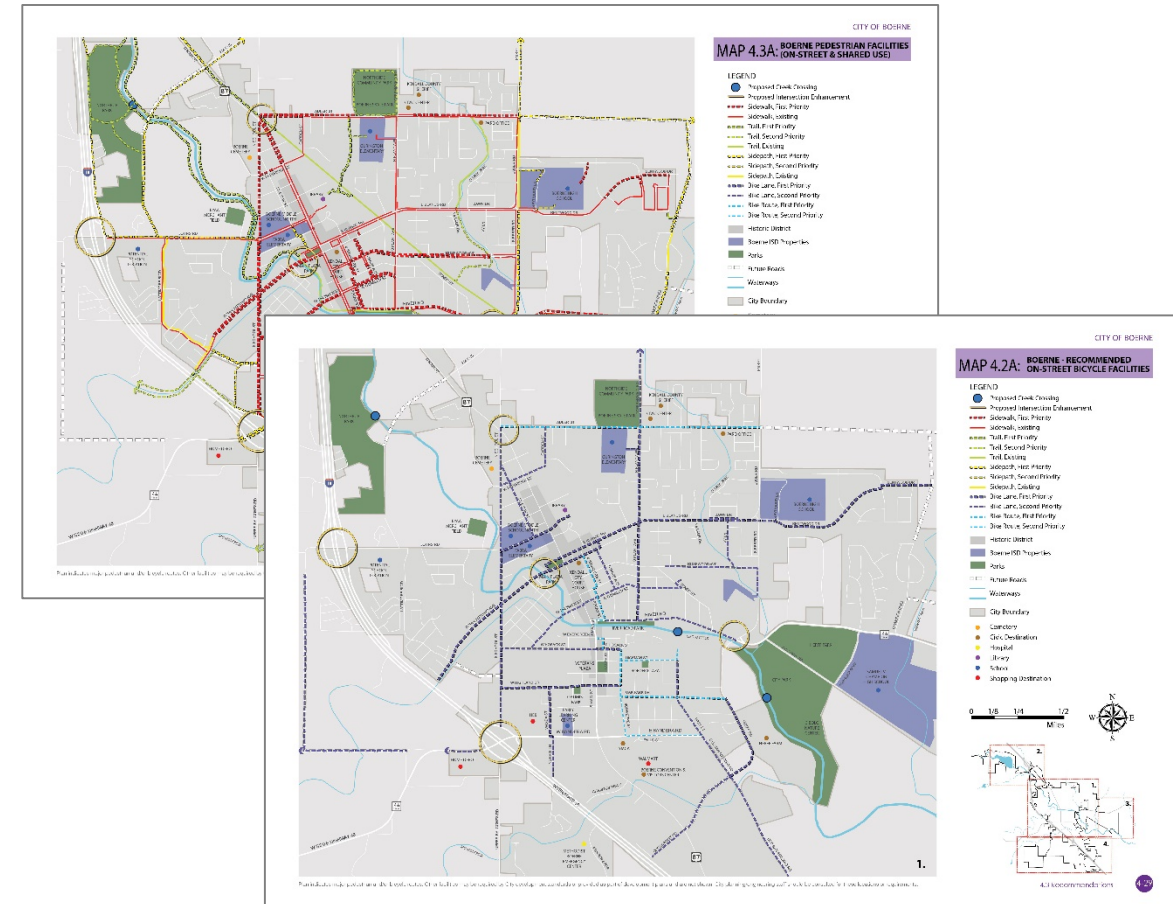
**Goal 3: Proactively plan for a multimodal transportation system to reduce congestion, accommodate anticipated travel demand, and provide quality of life amenities.**

- **Objective 3.1: Partner with federal, state, county, and other local partners to enhance regional mobility options in the Boerne area.**
- **Objective 3.2: Increase the multi-modal transportation options with Boerne.**

## Element 3 – Mobility

## Example Actions

- Prepare a near-term update to the City's Thoroughfare Master Plan.
- Continue to work in partnership with TxDOT, Kendall County, and other area partners to implement the applicable recommendations from the Kendall Gateway Study.
- Consider acquiring the rights-of-way of Main Street from TxDOT.
- Consider available opportunities to establish new truck route ordinance to reroute truck traffic away from Main Street.
- Consider the adoption of a Complete Streets policy to promote safer mobility for all users.
- Fund and establish the high priority on-street bicycle lane projects as set out in the Boerne Pedestrian & Bicycle Recommendations Study (AAMPO) (multiple actions)
- Expand efforts to increase enforcement actions related to bicycle and pedestrian safety in Boerne.





# Element 4 – Community Facilities & Services

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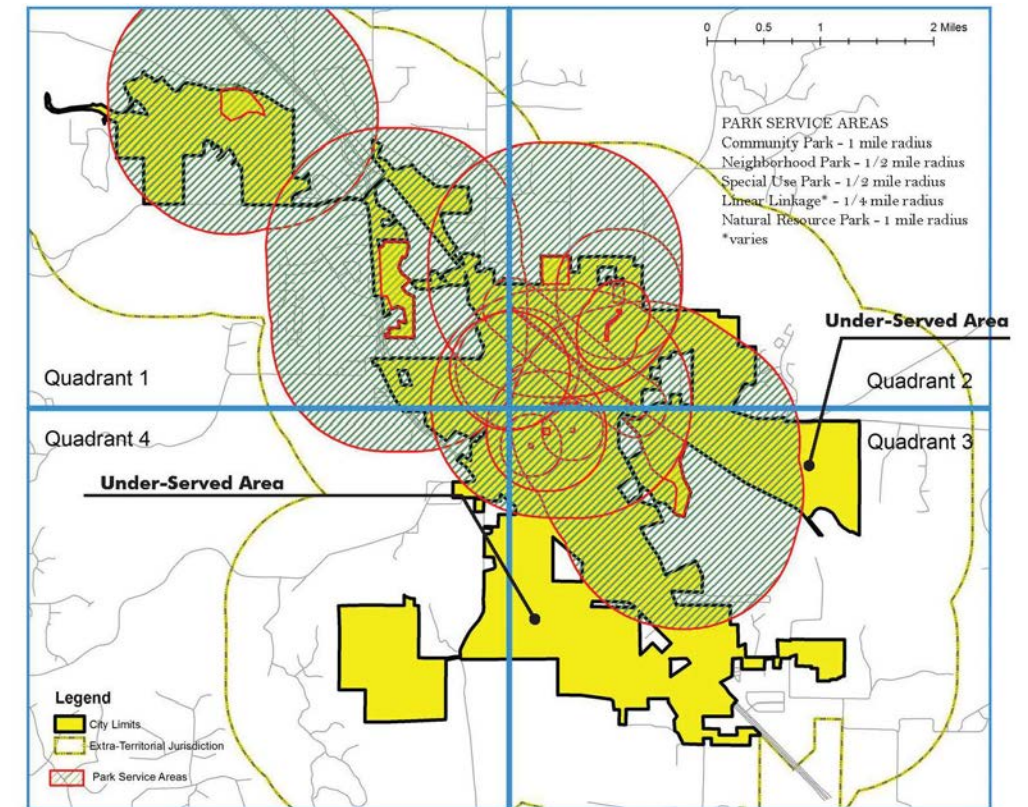
**Goal 4: Provide high quality facilities and services which create a healthy, safe, and well-educated community and incorporate the residents in decision-making processes.**

- **Objective 4.1: Provide an open, transparent, and responsive City Hall and associated governmental operations for the Boerne community.**
- **Objective 4.2: Provide a high-quality and well-maintained parks and recreation system to support they quality of life in Boerne.**
- **Objective 4.3: Provide excellent library services for the Boerne community.**
- **Objective 4.4: Provide effective police services to protect the health, safety, and welfare of the community.**
- **Objective 4.5: Provide effective fire services to protect the health, safety, and welfare of the community.**
- **Objective 4.6: Provide effective EMS response services to protect the health, safety, and welfare of the community.**

# Element 4 – Community Facilities & Services

## Example Actions

- Develop a community outreach and engagement strategy that fosters dialogue, builds community trust, and encourages informed civic participation.
- Utilize the Boerne Master Plan as an integral part in daily, weekly, and monthly decision-making processes.
- Develop specific benchmarking performance measures for each Master Plan element and use these to track plan implementation on a yearly basis.
- Annually budget the necessary funds to implement identified projects set out in the Master Plan Implementation Action Plan.
- Move forward with implementation of priority projects identified in the Boerne Parks, Recreation, and Open Space Master Plan.
- Update the Boerne Parks, Recreation, and Open Space Master Plan by 2022.

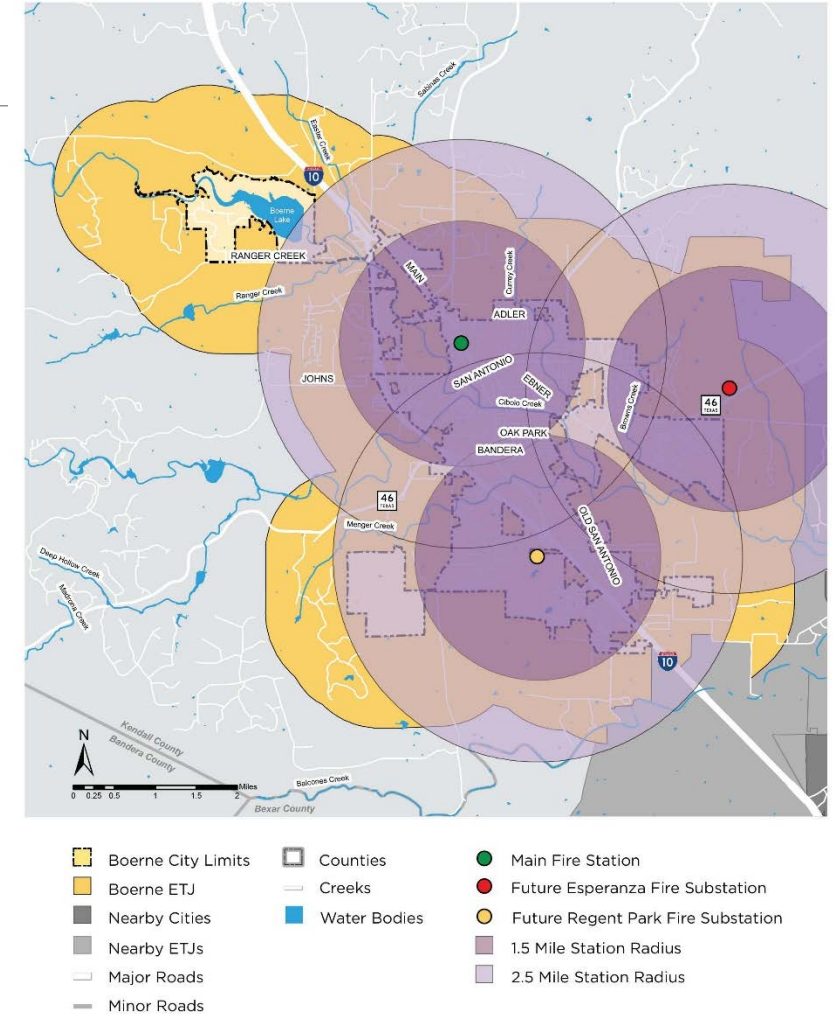


Source: 2018 Boerne Parks, Recreation, and Open Space Master Plan by Burditt Consultants, LLC

# Element 4 – Community Facilities &

## Example Actions – Cont.

- Consider the longer-term needs to establish a second public library on the south side of Boerne.
- Adhere to and fund the established replacement and procurement program for Police Department vehicles and equipment and ensure adequate funding is allocated in the City's capital improvement program (CIP).
- Continue to evaluate and monitor the potential longer-term need for an additional police sub-station concurrent with population growth.
- Evaluate and identify opportunities to fund increases in Fire Department staffing to better meet accepted national fire service response and staffing standards.
- Continue to support Fire Department efforts to offer community service and educational programs.
- Expand the Fire Department's efforts to educate the public on wild-land fire protection and awareness.
- Continue to evaluate and fund a needed expansion of Fire Department facilities (e.g., the Esperanza, Regent Park, and Western sub-stations).



# Element 5 – Economic Development

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**Goal 5: Foster a thriving economy through business attraction, employment diversification, and destination amenities.**

- **Objective 5.1: Foster continued economic growth in Boerne.**

# Element 5 – Economic Development

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## Example Actions

- Continue to coordinate with the BKCEDC to develop the annual Economic Development Work Plan to ensure a proactive and coordinated plan of action for future economic development efforts.
- Maintain support for the Boerne Kendall County Economic Development Corporation (BKCEDC) Business Retention and Expansion (BRE) program, Recruitment/Attraction program, and other programs.
- Evaluate opportunities to expand incentives and other assistance for residential and nonresidential property owners to reinvest in their properties.
- Evaluate opportunities to increase entrepreneurship in Boerne.
- Continue support for BKCEDC efforts to increase the establishment of place-based economic opportunities in Boerne.
- Consider increased support for City efforts to create Destination Amenities in Boerne.
- Consider and/or expand support for the Boerne Convention and Visitor Bureau (CVB).
- Consider opportunities for partnering to attract a future community college or higher institutional campus to Boerne.

## Element 6 – Community Livability

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**Goal 6: Maintain Boerne's unique character through celebration of Boerne's culture, placemaking initiatives, vibrant community interaction, and a diversified event calendar.**

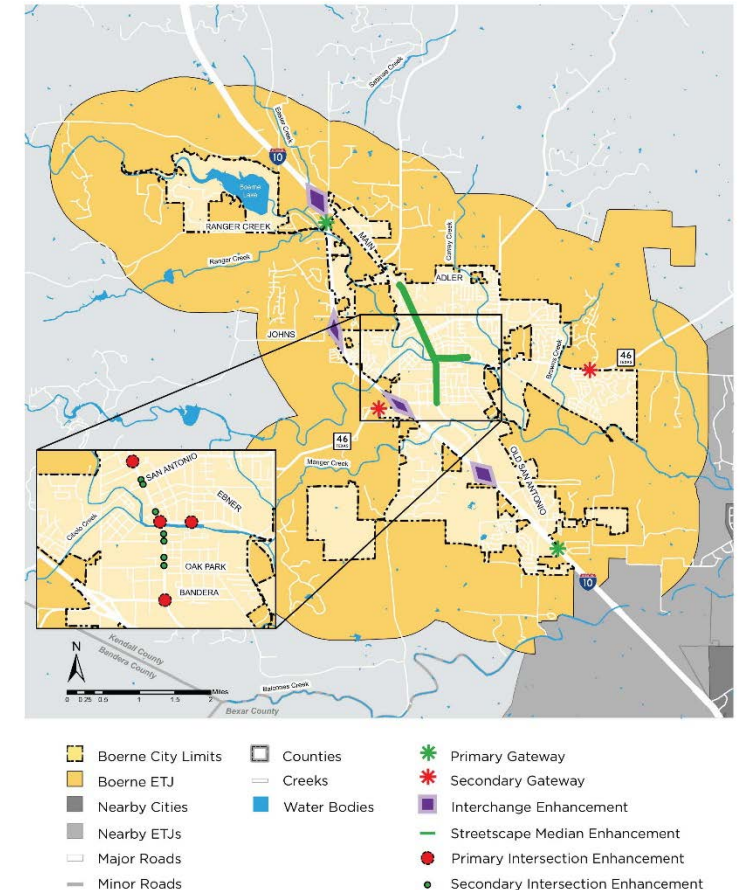
- **Objective 6.1: Provide increased opportunities for public interaction.**
- **Objective 6.2: Enhance the appearance and character of the community through public and private sector actions.**



# Element 6 – Community Livability

## Example Actions

- Develop additional park-based events to provide increased opportunities for diversified recreation and encourage greater use of the parks system.
- Consider opportunities for additional publicly (e.g., plazas, greens) and privately (e.g., outdoor dining) developed gathering spaces to promote community interaction.
- Expand the Hill Country Mile to both the north and south to increase its marketability.
- Consider to evaluate the effectiveness of the recently adopted lighting provisions as a means to further protect Boerne's nighttime skies.
- Utilize scaled entrance monuments, signage, and landscaping to identify points of entry into Boerne.
- Consider replacing and enhancing street signage throughout Boerne to improve community identification.
- Consider the addition of wayfinding signage at key points around the City.
- Coordinate with TxDOT to improve the appearance of key interchanges along Interstate 10 (i.e., South Main Street, Bandera Road, Johns Road, North Main Street).





# Implementation Types

- 6 goals (one per plan element)
- 19 objectives
- 119 actions
- 33 guiding principles
- Recommendation to establish implementation benchmarks

## OPERATIONAL CHANGE

New or altered programs, staffing or operational procedures.

## POLICY

Procedures or policies used to direct City decisions.

## FINANCIAL INVESTMENT

Capital improvement or general fund expenditures to improve the quality of Boerne.

## STUDY

Additional study or investigation needed to determine the most appropriate solution.

## REGULATION

Council adopted regulations used to direct development in the City.

# Plan Update

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- Annual Progress Report
- Annual Update
- 5-Year Update
- 10-Year Update

# Prioritization

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## Prioritization of Actions By Time Frame (Individual Exercise: 7:45 to 8:15 p.m.)

The first part of the prioritization process will involve a 30 minute exercise where we will have you individually provide your opinion as to which time frame all the actions should occur.

## Priority Actions (Group Exercise: 8:15 to 9:00 p.m.)

The second part of the prioritization process involves working together with the others at your table to come to a group consensus regarding the table's top 3 priorities per objective.

## Post Meeting Analysis

After the meeting, all the results will be tallied to determine a complete prioritized list of actions to include in the plan

# Next Steps

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- **MPAC Meeting #4 in February (date TBD)**
  - Discussion of Future Directions – Pt. 1